



Valley Lodge

Forest Road, Forest, Guernsey, GY8 0AH

 x4  x3 **PERRYS 29F2**

- Fully renovated family home
- Stylish, spacious kitchen/diner
- Open plan living space
- Four beds three baths plus study area
- Garage plus parking for four
- South-facing garden/lovely rural view to rear

£1,395,000

OPEN MARKET

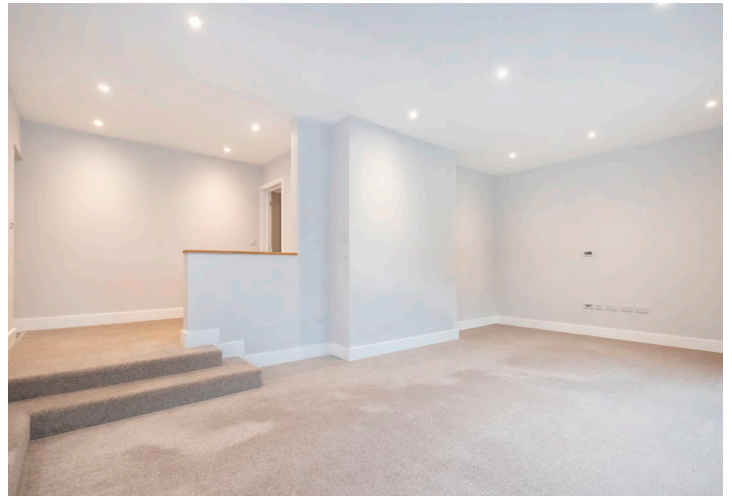
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Valley Lodge

This super, fully renovated, family home is located in the Forest with attractive valley views and a sunny south-facing garden to the rear. The accommodation is spacious and comprises a large, attractively fitted kitchen with space for a dining table which is open plan to a sitting room, both have patio doors opening onto a granite patio and the garden beyond. The master bedroom has a large ensuite bathroom and there are a further three bedrooms and two bath/shower rooms plus a study area. To the front of the property is a single garage and parking for 4 cars.

ACCOMMODATION COMPRISING

Entrance Hall

19'7" x 6'7" (5.97m x 2m)

Stairs to First Floor
Door to...

Bedroom Three

10'4" x 12'6" (3.15m x 3.8m)

Family Bathroom

9'4" x 5'5" (2.84m x 1.65m)

Fully tiled. Three piece white suite. Shower over bath.

Kitchen/Dining Room

22'10" x 15'1" (6.96m x 4.6m)

Beautifully fitted with a range of wall and base units. Central island unit. Double doors to rear garden. Two steps down to sitting room.

Sitting Room

21'6" x 12'8" (6.55m x 3.86m)

Sliding doors to rear garden. Two steps up to study area.

Study

9'5" x 6'6" (2.87m x 1.98m)

Low height wall over looking sitting room.

Bedroom Four

12'6" x 11'7" (3.8m x 3.53m)

Large cupboard concealing utility appliances and hot water cylinder. Stairs to first floor.

Bedroom One

21'7" (6.59) x 19'8" (5.99) x 9'8" (2.95)

Two large dormer windows overlooking the valley. A range of furniture as fitted.

Ensuite Bathroom

10'1" x 9'10" (3.07m x 3m)

Sanitaryware as fitted, comprising of large bath, large corner shower unit, wash hand basin, WC.

FIRST FLOOR

Landing

Cupboard

Bedroom Two

11'10" x 15'4" (3.6m x 4.67m)

Furniture as fitted. Door to ensuite shower room.

Ensuite Shower Room

9'1" x 5'2" (2.77m x 1.57m)

Fully tiled. Sanitaryware as fitted, comprising: Shower cubicle, WC, wash hand basin.

Single Garage

18'8" x 11'6" (5.7m x 3.5m)

Appliances

Two Zanussi ovens, Electrolux induction hob, Zanussi extractor fan, Zanussi dishwasher, full height AEG fridge and AEG freezer.

OUTSIDE

Front

The property is approached over a paved driveway, providing parking for up to four cars. A single garage.

Rear

South facing. Laid to lawn with hedging planted on the boundaries. Immediately outside the back of the property is a granite patio.

Viewing: BY APPOINTMENT

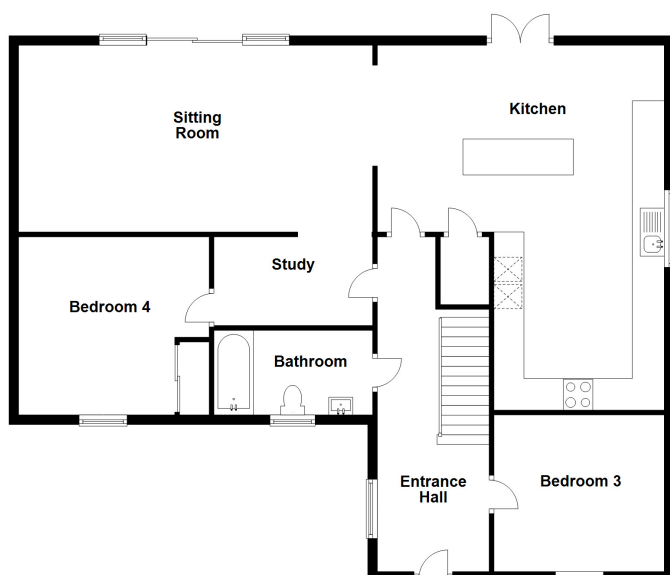
Possession: BY ARRANGEMENT

Services: Mains water, electricity and pumped main drainage. Part electric underfloor heating and part electric radiators.

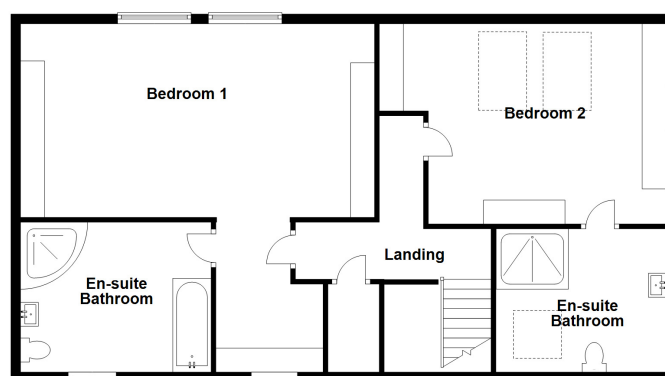
Construction: Cavity. uPVC double glazing. Fully renovated in 2018.

Price includes: Carpets, curtains and light fittings as listed.

Ground Floor



First Floor



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